128.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,100 / 714,100
					USE VALUE:	714,100 / 714,100
					ASSESSED:	714,100 / 714,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTICONE ANN C
Owner 2:	
Owner 3:	
Street 1:	65 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONTICONE ANN V & JOHN B/ -
Owner 2:	LIFE ESTATE -
Street 1:	65 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

Ann V Monticon

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5584.000	241,300	2,800	470,000	714,100
Total Card	0.128	241,300	2,800	470,000	714,100
Total Parcel	0.128	241,300	2,800	470,000	714,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.07 | /Parcel: 510.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82635
GIS Ref:
GIS Ref:
Insp Date: 05/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,300	2800	5,584.	470,000	714,100		Year end	12/23/2021
2021	101	FV	234,000	2800	5,584.	470,000	706,800		Year End Roll	12/10/2020
2020	101	FV	234,100	2800	5,584.	470,000	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	191,700	2800	5,584.	440,600	635,100	635,100	Year End Roll	1/3/2019
2018	101	FV	194,800	2800	5,584.	364,300	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	194,800	2800	5,584.	334,900	532,500	532,500	Year End Roll	1/3/2017
2016	101	FV	194,800	2800	5,584.	305,500	503,100	503,100	Year End	1/4/2016
2015	101	FV	189,900	2800	5,584.	299,600	492,300	492,300	Year End Roll	12/11/2014

!9984!

PRINT

Date	Time
12/30/21	09:54:06

LAST REV

Date	Time
04/06/21	10:57:05

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTICONE ANN V	1138-71		3/1/1995		1	No	No		John B Monticone dod 6/3/1997
MONTICONE ANN V	879-186		8/31/1976	Convenience		No	No		

USER DEFINED

Prior Id # 1:	82635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/1999	346	Manual	8,000					REM/BATH-ROOF GARA
2/11/1993	35		1,000					1/2 BATH ADDED

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Inspected	CC	Chris C
4/18/2018	MEAS&NOTICE	CC	Chris C
4/14/2009	Inspected	372	PATRIOT
1/20/2009	Measured	336	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT
5/18/2000	Inspected	276	PATRIOT
12/2/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5584		Sq. Ft.	Site		0	80.	1.05	9									470,016						470,000	

Total AC/HA:	0.12819	Total SF/SM:	5584	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,016	Spl Credit		Total:	470,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	68500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349770
Depreciation:	108429
Depreciated Total:	241342

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

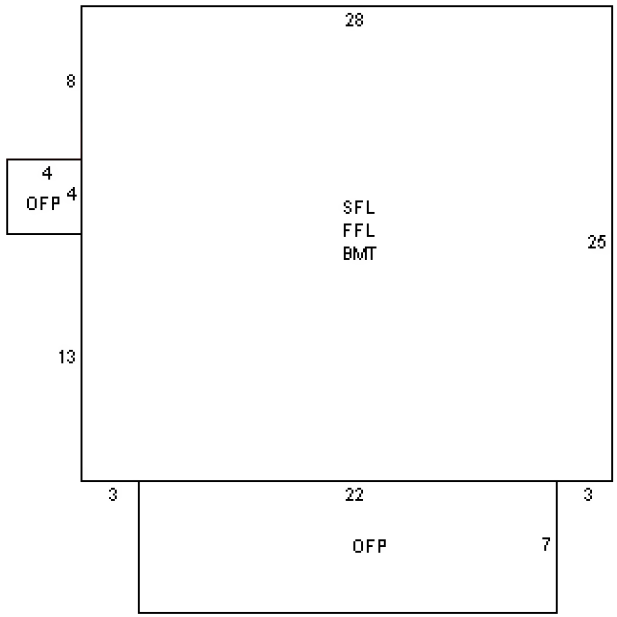
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	106.30
Final Total:	241300	Val/Su SzAd	172.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	51.600	36,118
FFL	First Floor	700	171.990	120,393
SFL	Second Floor	700	171.990	120,393
OFP	Open Porch	170	25.680	4,366

Net Sketched Area: 2,270 | Total: 281,270

Size Ad 1400 | Gross Area 2270 | FinArea 1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	FR	1930	27.50	T	50	101			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc